



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

April 24, 2009

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To: Supervisor Don Knabe, Chairman
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From: William T Fujioka
Chief Executive Officer

PRELIMINARY REPORT – NEWHALL REDEVELOPMENT PROJECT AMENDMENT - CITY OF SANTA CLARITA (FIFTH DISTRICT)

Consistent with Board policy and direction, we are advising your Board that the Redevelopment Agency of the City of Santa Clarita sent us the Preliminary Report for the proposed Amendment to the Newhall Redevelopment Project. The Preliminary Report includes the following information:

- Map of the Project Area (Attachment I)
- Physical and Economic Conditions of Blight (Attachment II)

The Amendment proposes to extend the Plan's eminent domain authority for an additional twelve years, and extend eminent domain authority to two specific rental residential parcels. California Community Redevelopment Law, amended by SB 53 in 2006, requires new findings of blight be made if a redevelopment plan is amended to extend the eminent domain timeline.

Our Office conducted a preliminary analysis of the project, which included a review of the Preliminary Report and a site visit to the project area. Based on the analysis, this Office believes that the Preliminary Report is generally consistent with the blight requirements contained in Redevelopment Law. The Agency has scheduled the Joint Public Hearing to adopt the proposed amendment for May 12, 2009. If you have any questions or need additional information regarding the status of this amendment, please contact Robert Moran at (213) 974-1130, or via email at rmoran@ceo.lacounty.gov.

WTF:LS
DSP:RTM:ib

Attachments (2)

c: Executive Officer, Board of Supervisors
County Counsel
Auditor-Controller

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"To Enrich Lives Through Effective And Caring Service"

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EXHIBIT A

MAP OF NEWHALL REDEVELOPMENT PROJECT AREA

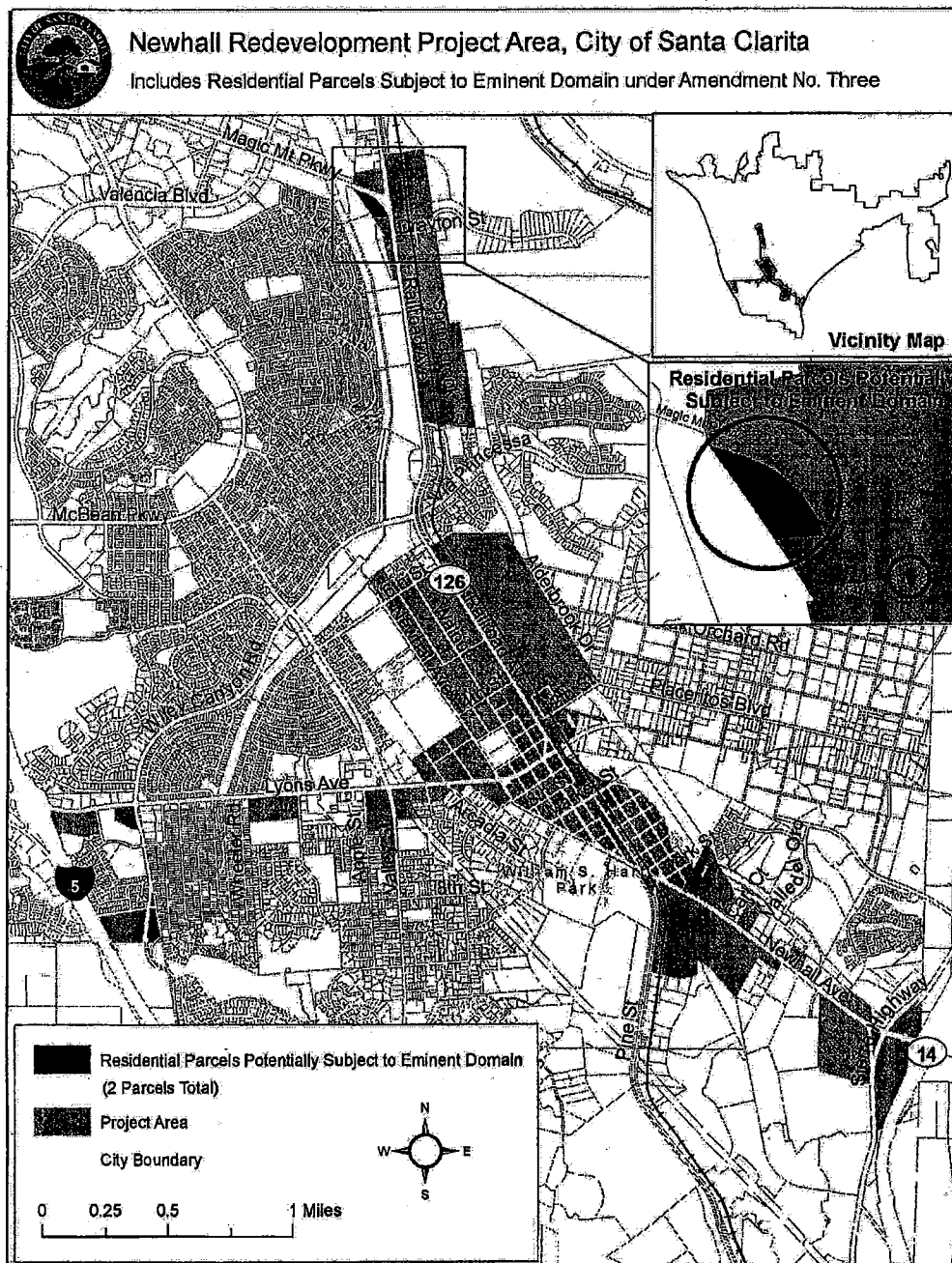


Exhibit A

3/25/09

PROJECT AREA DESCRIPTION
PHYSICAL AND ECONOMIC CONDITIONS OF BLIGHT
(From Agency's Preliminary Report)

The following is a brief summary of the physical and economic blight conditions that are described in the Agency's Preliminary Report for the Project Area:

- Evidence of serious dilapidation and deterioration in the Project Area including deteriorated roofing materials, rusted and deteriorated roofing and wall materials, cracked exterior walls, and holes in exterior walls.
- Several buildings suffer from gaping holes in their facades which have been left unrepaired. Moisture, rodents, insects, and all other natural elements are allowed free access to the framing and interior of these structures which leads to serious health and safety issues such as exposure to mold and mildew.
- The 107 lots of inadequate size and/or irregular shape are owned by 92 different individuals. This represents 39 percent of all commercial and industrial parcels in the Project Area.
- Hazardous waste contamination has significantly impaired property values in the Project Area. The average assessed value per lot square footage is 43 percent less for active hazmat sites, compared to non-hazmat active sites.
- The vacancy rate for retail businesses in the Project Area is 36 percent, compared to 11 percent in the City of Santa Clarita, and 8 percent in the County of Los Angeles.
- Commercial lease rates for the Project Area are \$2.08 per square foot, compared to \$2.60 for the City of Santa Clarita, and \$2.57 for North Los Angeles County.
- Although the Project Area constitutes only 3 percent of the City's total area and 14 percent of the population, it had 19 percent of the City's Part I crimes and 23 percent of the Part II crimes over the last five years.